VISHVESH GHANEKAR
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Date: - 08-Sep-2023

FORMAT – A

(as per Circular No. :- 28/2021)

To

MahaRERA,

LEGAL TITLE REPORT

Subject : **Title clearance certificate with respect land adm. 37.12 R forming part of Gut No. 20, situated at Village Nakshtrawadi Tq. and Dist. Aurangabad.**

I have investigated the title of the said land on the request of the Shri. Shodhan Yashwant Joshi R/o. Aurangabad Partner of M/s. Akash Ganga Developers and following documents i.e.:

1) **Description of the Property :** land adm. 37.12 R forming part of Gut No. 20, situated at Village Nakshtrawadi Tq. and Dist. Aurangabad.

2) **Documents referred for title report :**

   a. sale deed No. 1712 dated 19-Mar-1986

   b. partition deed dated 05-Jul-2004

   c. sale deed dated 07-Jul-2004

   d. sale deed No. 1721 dated 19-Mar-1986

   e. sale deed registered at Sr. No. 4517/2005 dated 21-Nov-2005

f. sale deed registered at Sr. No. 8845 dated 29-Dec-2007

g. sale deed No. 5222 dated 01-Jul-2011

h. sale deed registered at Sr. No. 6313/2012 dated 20-Nov-2012

i. *Sale Deed Sr. No. 6973 dated 14-Oct-2014*

j. *Sale Deed Sr. No. 415 dated 22-Jan-2021*

3) 7/12 extract issued by Talathi Saheb Sajja Nakshtrawadi Taluka and District Aurangabad and *mutation entry No. 4184 dated 16-Jun-2021.*

4) Search Report for 30 years from 1992 to 2021.

5) On perusal of above mentioned documents and all others relevant documents relating to above mentioned documents I am opinion of title of M/s. Akash Ganga Developers through Shri. Shodhan Yashwant Joshi is clear and marketable and without encumbrances.

Owner of the Land:

M/s. Akash Ganga Developers through Shri. Shodhan Yashwant Joshi is owner of land adm. 37.12 R forming part of Gut No. 20, situated at Village Nakshtrawadi Tq. and Dist. Aurangabad.

6) **The Report reflecting the Flow of the Title of M/s. Akash Ganga Developers through its Partner Shri. Shodhan Yashwant Joshi (owner) on the said land is enclosed herewith as annexure.**

Date : 08-Sep-2023
Place : Aurangabad

Vishvesh A. Ghanekar
Advocate

Vishvesh A. Ghanekar
Advocate
Plot No. 8, "Sakar," Bijlinata Colony
Near Paithangate, Aurangabad-431 001
☎ (0240) 2324191.

Encl: Annexure

FORMAT – A

(as per Circular No. :- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

a. Arvind Pundlik Dhamne, Pundlik Eknath Talele and Vijay Damu Patil were the owners and possessors of land 41 R portion farming part of Gut No. 20 situated at Nakshtrawadi and they have purchased the same under the registered sale deed No. 1712 on 19-Mar-1986.

b. Arvind Pundlik Dhamne, Pundlik Eknath Talele and Vijay Damu Patil partitioned the land 41 R portion farming part of Gut No. 20 situated at Nakshtrawadi, as per the registered partition deed dated 05-Jul-2004 registered at Sr. No. 2652 at the office of Sub-Registrar, Aurangabad and in the said partition Arvind Pundlik Dhamne was allotted the area to the extent of 39 R and Pundalik Eknath Talele and Vijay Damu Patil were allotted area to the extent of 2 R out of the land 41 R portion farming part of Gut No. 20 situated at Nakshtrawadi.

c. Arvind Pundlik Dhamne by virtue of registered sale deed dated 07-Jul-2004 at Sr. No. 2687/2004 at the office of the Sub-Registrar, Aurangabad purchased the 2 R land portion land farming part of Gut No. 20 allotted to Pundlik Eknath Talele and Vijay Damu Patil. As such Arvind Pundlik Dhamne became the owner and possessor of the total 41 R portion land out farming part of Gut No. 20 situated at Nakshtrawadi Tq. and Dist. Aurangabad.

d. Jayshree and Shubhada Hirwe were the owners and possessors of land 81 R portion farming part of Gut No. 20 situated at Nakshtrawadi, Tq. and Dist. Aurangabad and they purchased the same under the registered sale deed No. 1721 dated 19-Mar-1986.

e. Jayshree Fanasalekar and Shubhada Hirwe sold the land 81 R portion farming part of Gut No. 20 situated at Nakshtrawadi, Tq. and Dist. Aurangabad to Madhur s/o Arvind Dhamne under the registered sale deed dated 21-Nov-2005 registered at Sr. No. 4517/2005.

f. Arvind Pundlik Dhamne was owner of 41 R land and Madhur Arvind Dhamne was owner of 81 R land farming part of Gut No. 20 situated at Nakshtrawadi, Tq. and Dist. Aurangabad.

g. Arvind Pundlik Dhamne and Madhur Arvind Dhamne jointly sold their respective land i.e. 41 R land of Arvind Pundlik Dhamne and of 81 R land of Madhur Arvind Dhamne in total 1 H 22 R farming part of Gut No. 20 situated at Nakshtrawadi, Tq. and Dist. Aurangabad to Pramod Kantilal Surana, Nirman Construction and Shushil Dhoot under the registered sale deed dated 29-Dec-2007 registered at Sr. No. 8845 at the office of the Sub-Registrar, Aurangabad.

h. Pramod Surana, Nirman Construction and Sushil Dhoot became owners and possessors of 1 H 22 R farming part of Gut No. 20 situated at Nakshtrawadi, Tq. and Dist. Aurangabad and they sold the said 1 H 22 R portion farming part of Gut No. 20 to Sunil Pusalaji Tayal,

Narendra Uttamchandji Khivsara and Santosh Nandalal Agrawal under the registered sale deed No. 5222 dated 01-Jul-2011.

i. Sunil Pusalaji Tayal, Narendra Uttamchandji Khivsara and Santosh Nandalal Agrawal purchased the area to the extent of 4.28 R out of the land farming part of Gut No. 20 from Ashok s/o Sahebrao Chavre and Surekha Ashok Patil under the registered sale deed dated 20-Nov-2012 registered at Sr. No. 6313/2012 at the office of Sub-Registrar, Aurangabad.

j. Sunil Pusalaji Tayal, Narendra Uttamchandji Khivsara and Santosh Nandalal Agrawal became the owners and possessors of total land adm. 37.12 R forming part of Gut No. 20, situated at Village Nakshtrawadi Tq. and Dist. Aurangabad.

k. *Sunil Pusalaji Tayal, Narendra Uttamchandji Khivsara and Santosh Nandalal Agrawal sold land adm. 1 Hector 26.28 R forming part of Gut No. 20, situated at Village Nakshtrawadi Tq. and Dist. Aurangabad to 1. Shri. Sameer Ashok Patil, 2. Sau. Surekha Ashok Patil, 3. Sau.* Shruti *Muktak Joshi, 4. Shri. Ramesh Nivrutti Dhorde, and 5. Shri. Satyak Shodhan Joshi by virtue of Sale Deed dated 14-Oct-2014 registered in the office of Sub-registrar, Aurangabad at day book Sr. No. 6973 on 14-Oct-2014. In pursuance to the said sale deed their name is mutated in 7/12 extract of Gut No. 20 vide mutation entry No. 3916.*

l. *1. Shri. Sameer Ashok Patil, 2. Sau. Surekha Ashok Patil, 3. Sau. Shruti Muktak Joshi, 4. Shri. Ramesh Nivrutti*

Dhorde, and 5. Shri. Satyak Shodhan Joshi sold land adm. 37.12 R forming part of Gut No. 20, situated at Village Nakshtrawadi Tq. and Dist. Aurangabad to M/s. Akashganga Developers through its partner Shri. Shodhan Yashwant Joshi by virtue of Sale Deed registered in the office of Sub-registrar, Aurangabad at day book Sr. No. 415 on 22-Jan-2021. In pursuance to the said sale deed their name is mutated in 7/12 extract of Gut No. 20 vide mutation entry No. 4184 dated 16-Jun-2021.

m. M/s. Akashganga Developers through its partner Shri. Shodhan Yashwant Joshi obtained the Commencement Certificate from Aurangabad Municipal Corporation, Aurangabad vide Permission No. 768/2021-22 in the File No. 616/17/2021-22 dated 21-Feb-2022.

n. That thereafter Dy. Engineer Town Planning Municipal Corporation Aurangabad approved building plan dated 01/02/2022 in the name of Mis. Aakash Ganga Developers through its partner Mr. Shodhan Yashwant Joshi with respect of land admeasuring to the extent of 3712 Sq. Meter in Gut No. 20 situated at Nakshatrawadi Aurangabad.

o. M/s. Akashganga Developers through its partner Shri. Shodhan Yashwant Joshi applied on 07-Mar-2023 for the permission of Non-agricultural use of land adm. 3712 Sqm. forming part of Gut No. 20 situated at village of Nakshtrawadi, within the limits of Aurangabad Municipal Corporation, Aurangabad and Hon'ble Uppar Tahasildar, Tahasil Office, Aurangabad by passing the order granted

permission for Non-agricultural (Residential) use of land adm. 3712 Sqm. vide out ward No. 2022/जमा-२/परि.ब/सिआर-105 dated 13-Apr-2022.

p. M/s. Akashganga Developers through its partners 1. Shri. Shodhan Yashwant Joshi and 2. Mr. Kiran Vasantrao Patil executed the Deed of Declaration u/s. 2 A of Maharashtra Apartment Ownership Act and thereby declared number, area, location of the units and named the building as "Akash Ganga" on 13-Jan-2023 which is registered in the office of sub-registrar, Aurangabad at day book Sr. No. AGG-5-4386-2023 dated 13-Jan-2023 and thereby the proposed Building of Apartment is submitted to the provisions of Maharashtra Apartment Ownership Act 1970.

q. M/s. Akashganga Developers through its partners 1. Shri. Shodhan Yashwant Joshi and 2. Mr. Kiran Vasantrao Patil executed the Agreement to Sale in respect of Row House No. 46 (Ground and First Floor) built-up area adm. 105.50 Sqm. and Carpet area adm. 79.41 Sqm. forming part of Gut No. 20, situated at village Nakshtrawadi, within the limits of Aurangabad Municipal Corporation, Aurangabad to Shri. Rahul Sukhdev Shinde which is registered in the office of Sub-registrar, Aurangabad at day book Sr. No. AGG-1-3163-2023 on 19-Apr-2023.

r. M/s. Akashganga Developers through its partners 1. Shri. Shodhan Yashwant Joshi and 2. Mr. Kiran Vasantrao Patil executed the Agreement to Sale in respect of Row House No. 45 (Ground and First Floor) built-up area adm. 105.50 Sqm. and Carpet area adm. 79.41 Sqm. forming part of Gut

No. 20, situated at village Nakshtrawadi, within the limits of Aurangabad Municipal Corporation, Aurangabad to 1. Shri. Ganesh Onkar Dutonde and 2. Sau. Radha Ganesh Dutonde which is registered in the office of Sub-registrar, Aurangabad at day book Sr. No. AGG-3-6839-2023 on 12-Jul-2023 (to be read with Correction Deed registered in the office of Sub-registrar, Aurangabad at day book Sr. No. AGG-3-7496-2023 dated 28-Jul-2023).

s. *M/s. Akashganga Developers through its partners 1. Shri. Shodhan Yashwant Joshi and 2. Mr. Kiran Vasantrao Patil sold the Row House No. 48 (Ground and First Floor) built-up area adm. 105.50 Sqm. and Carpet area adm. 79.950 Sqm. forming part of Gut No. 20, situated at village Nakshtrawadi, within the limits of Aurangabad Municipal Corporation, Aurangabad to Sau. Sangita Babasaheb Ghadge vide Sale Deed registered in the office of Sub-registrar, Aurangabad at day book Sr. No. AGG-1-6558-2023 on 22-Aug-2023.*

t. On perusal of the above mentioned documents and all other relevant *documents* relating to title of the said property I am of the opinion that the title of **M/s. Akash Ganga Developers over the land adm. 37.12 R forming part of Gut No. 20, situated at Village Nakshtrawadi Tq. and Dist. Aurangabad** is clear, marketable and free from all encumbrances **Subject to rights created over the said land by Sale Deed dated 22-Aug-2023 and Agreement to Sale 19-Apr-2023 and 12-Jul-2023 respectively.**

Sr. No.

1) *7/12 extract of Gut No. 20*

2) *mutation entries*

   a. *Mutation entry No. 3916*

   b. *mutation entry No. 4184 dated 16-Jun-2021*

3) Search Fee receipt No. 6259 issued by Sub-registrar, Aurangabad on 28-Jun-2021 and online receipt obtained from www.igrmaharashtra.gov.in under No. 1113071853 dated 08-Sep-2023 is annexed with this report.

4) Any other relevant title as mention above-

5) Litigation if any : No

Date : 08-Sep-2023
Place : Aurangabad

Vishvesh A. Ghanekar
Advocate

Vishvesh A. Ghanekar
Advocate
Plot No. 8, " Sakar," Jijamata Colony
Near Paithangate, Aurangabad-431 001
(0240) 2324191.

MH007874232202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
08 Sep 2023	Receipt	Receipt no.: 1113071853
	Name of the Applicant :	Vishvesh Anand Ghanekar
	Details of property of which document has to be searched :	Dist :Aurangabad Village :Nakshatrwadi S.No/CTS No/G.No. : 20
	Period of search :	From :2011 To :2023
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH007874232202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

Search taken in respect of Gat No. 20, village Nakshatrawadi, Aurangabad.

Vishvesh A. Ghanekar
Advocate
Plot No. 8, " Sakar," Jijamata Colony
Near Paithangate, Aurangabad-431 001
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